

() WARRANTY DEED ()

KNOW ALL MEN BY THESE PRESENT:

THAT Helena-West Helena Industrial Development Corporation, a corporation organized and existing under the laws of the State of Arkansas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it cash in hand paid by Blackhawk Warehousing and Leasing Company, a corporation organized and existing under the laws of the State of Arkansas, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Blackhawk Warehousing and Leasing Company, and unto its successors and assigns forever, the following described lands and property located and being situate in the County of Phillips, State of Arkansas, to-wit:

Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980.0 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1553.1 feet along said East right-of-way to the North line of a proposed street; thence South 39° 58' East 1341.7 feet along the North line of said proposed street to the point of beginning; thence from the point of beginning, South 39° 58' East 861.4 feet along the North line of said proposed street to the East line of a proposed street; thence North 28° 42' East 1259.2 feet along the East line of said proposed street; thence North 53° 29' West 810.0 feet; thence South 28° 42' West 1057.7 feet to the point of beginning, containing 21.3 acres, more or less.

Together with an easement for the purpose of locating a Railroad Spur track and the use thereof for such purposes over, on and across the following described tract:

Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980.0 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1553.1 feet along said East right-of-way to the North line of a proposed street; thence South 39° 58' East 1341.7 feet along the North line of said proposed street; thence North 28° 42' East 1057.7 feet to the point of beginning; thence from the point of beginning, North 28° 42' East 50.5 feet to the South right-of-way of the Missouri Pacific Railroad; thence South 53° 29' East 810.0 feet along the South right-of-way of the Missouri Pacific Railroad; thence South 28° 42' West 50.5 feet; thence North 53° 29' West 810.0 feet to the point of beginning, containing 0.92 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Blackhawk



Warehousing and Leasing Company, and unto its successors and assigns forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging or in any wise appertaining.

And Helena-West Helena Industrial Development Corporation hereby covenants with the said Blackhawk Warehousing and Leasing Company that it will forever warrant and defend the title to said lands and property against all lawful claims whatsoever.

IN WITNESS WHEREOF Helena-West Helena Industrial Development Corporation, duly authorized by proper resolution of its Board of Directors, has caused this instrument to be executed by David Solomon, its President, and attested by Lawson M. Hornor, its Secretary, with its corporate seal hereunto affixed on this 19th day of June, 1972.

SEAL

HELENA-WEST HELENA INDUSTRIAL DEVELOPMENT CORPORATION

ATTEST:

BY

David Solomon
DAVID SOLOMON, PRESIDENT

Lawson M. Hornor
LAWSON D. HORNOR, SECRETARY

STATE OF ARKANSAS)
COUNTY OF PHILLIPS) ss

ACKNOWLEDGMENT

BE IT REMEMBERED that on this day came before me the undersigned, a Notary Public duly commissioned, qualified and acting within and for the County and State aforesaid, the within named David Solomon and Lawson D. Hornor, to me well known, who stated that they were the President and Secretary respectively of Helena-West Helena Industrial Development Corporation, a corporation organized under the laws of the State of Arkansas, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said Corporation, and they further state and acknowledge that they have so signed, executed and delivered said foregoing instrument for the considerations, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal as such Notary Public on this 19th day of June, 1972.

My Commission Expires: 7/1/73

Neala Wilson
Notary Public
Neala Wilson

State of Arkansas, County of Phillips

Filed for record the 30th day of June, 1972 at 10:05 o'clock A. M. and recorded in Book 506 Page 463

James S. King Circuit Clerk By May Mitchell, D.C.